



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

V12-04 - Fry's 52 Fueling Facility - Request for a deviation from the Land Development Code requirements in Division 2 Land Use Regulations, Article 2.3 Commercial Districts, Sections 2.304.C Site Development and 2.305.D.1.b. Additional Development Regulations: to encroach with the parking screen wall into the street frontage into the 25 feet landscape easement, and to reduce the required minimum distance from the fuel pump canopy to the abutting residential properties on the west side of the site to 161 feet 8 inches where 200 feet is required. The subject property is located south of the southwest corner of Cooper and Warner Roads and is zoned Shopping Center (SC) with a PAD overlay.

Zoning Hearing Officer: Tuesday, August 7, 2012 at 4:00 P.M.
Gilbert Municipal Center, 90 East Civic Center Drive, Room 100, Gilbert, AZ

V12-03 - McDonald's Restaurant - Request for a deviation from the strict application of the Land Development Code requirements in Division 2 Land Use Regulations, Article 2.3 Commercial Districts, Section 2.304: Site Development Regulations: to reduce the required perimeter landscape area along the west side of the site by 6 feet. 6 inches to 8 feet 6 inches where 15 feet is required and to reduce the required minimum landscape area along the east side of the site adjacent to Higley Road, by 3 feet to 47 feet where 50 feet is required. The subject property is located at 3840 S. Higley Road, at the northwest corner of Higley and Germann Roads.

Zoning Hearing Officer: Tuesday, August 7, 2012 at 5:00 P.M.
Gilbert Municipal Center, 90 East Civic Center Drive, Room 100, Gilbert, AZ

The applications and project files may be viewed by the public Monday through Friday, 8:00 am to 5:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the public hearing.

Catherine A. Templeton, Town Clerk